

MINUTES
LAKE COUNTY PLANNING AND ZONING BOARD
February 7, 2018

The Lake County Planning and Zoning Board met on Wednesday, February 7, 2018, in County Commission Chambers on the second floor of the Lake County Administration Building to consider petitions for rezoning requests.

The recommendations of the Lake County Planning and Zoning Board will be transmitted to the Board of County Commissioners (BCC) for their public hearing to be held on Tuesday, February 27, 2018 at 9:00 a.m. in the County Commission Chambers on the second floor of the County Administration Building, Tavares, Florida.

Members Present:

Kathryn McKeeby, Secretary	District 1
Laura Jones Smith	District 2
Lawrence "Larry" King	District 3
Rick Gonzalez	District 4
Jeff Myers	District 5
Kasey Kesselring	At-Large Representative

Members Not Present:

Sandy Gamble	School Board Representative
Donald Heaton	Ex-Officio Non-Voting Military

Staff Present:

Steve Greene, AICP, Chief Planner, Office of Planning & Zoning
Michele Janiszewski, Chief Planner, Office of Planning & Zoning
Christine Rock, Planner, Office of Planning & Zoning
Donna Bohrer, Public Hearing Associate, Office of Planning & Zoning
Debi Dyer, Office Associate III, Office of Planning & Zoning
William White, PE, Engineering, Public Works
Matthew Moats, Assistant County Attorney
Kathleen Bregel, Administrative Specialist, Board
Joshua Pearson, Administrative Specialist, Board

Chairman Rick Gonzalez called the meeting to order at 9:00 a.m. and noted that a quorum was present and that the meeting had been duly advertised. He led the Pledge of Allegiance.

AGENDA UPDATES

Mr. Steve Greene, Chief Planner, Office of Planning and Zoning, stated there were no agenda updates at this time.

Mr. Gonzalez questioned if Tab 1 Pine Meadows MCUP Amendment should be moved to the regular agenda.

Mr. Greene indicated that citizens had sent emails of concern for this issue; however, he noted that staff did not recommend any changes to the agenda.

Ms. Laura Jones Smith recommended that Tab 1 be moved to the regular agenda.

Mr. Gonzalez expressed his desire to have Tab 3 and Tab 4 moved to the regular agenda as well.

TABLE OF CONTENTS

Agenda Updates

Consideration of Minutes: January 3, 2018

CONSENT AGENDA

<u>TAB NO:</u>	<u>CASE NO:</u>	<u>OWNER/APPLICANT/PROJECT</u>
Tab 1	MCUP-17-04-5	Pine Meadows MCUP Amendment
Tab 2	RZ-17-28-1	Swiss Fairways PUD Amendment
Tab 3	CP-18-01	Open Space Definition
Tab 4	Ordinance 2018-XX	LDR Amendment Residential Boat Storage

Regular Agenda

Other Business

Adjournment

MINUTES

MOTION by Larry King, **SECONDED** by Laura Jones Smith to **APPROVE** the Minutes of January 3, 2018 of the Lake County Planning and Zoning Board meeting, as submitted.

FOR: Gonzalez, King, Jones Smith, McKeeby, Myers, and Kesselring

AGAINST: None

MOTION CARRIED: 6-0

PUBLIC COMMENT

No one wished to address the board at this time.

CONSENT AGENDA

Tab 2 CUP-16-04-5 Magnolia Ranch CUP

MOTION by Laura Jones Smith, SECONDED by Kathryn McKeeby to APPROVE Tab 2 on the Consent Agenda, moving Tabs 1, 3 & 4 to the Regular Agenda.

FOR: Gonzalez, King, Jones Smith, McKeeby, Myers, and Kesselring

AGAINST: None

MOTION CARRIED: 6-0

REGULAR AGENDA

Tab 1 PINE MEADOWS MCUP AMENDMENT

Ms. Michele Janiszewski, Chief Planner for the Office of Planning & Zoning, presented MCUP-17-04-5, Pine Meadows Peat Mine and indicated that the property consists of approximately 133 acres and is located west of County Road (C.R.) 44 in the Eustis and Umatilla area. She explained that the property had been zoned R-1 and obtained a Conditional Use Permit (CUP) for peat mining by Ordinance 2014-64. She stated that on May 17th, 2015, the operating permit was approved on the subject property by the Office of Planning & Zoning. She noted that section 2.J.5 of the current ordinance allows a maximum of 10 trucks loaded with peat to leave the site each day. She said the applicant was requesting to increase the number to 25 loaded trucks per day.

Mr. Gonzalez asked for clarification that no further changes to the ordinance were requested.

Ms. Janiszewski confirmed that no additional changes were sought by the applicant.

Mr. Larry King questioned if this request only encompassed peat mines or if it would apply to other types of mines. He also asked if term limits were applied to mining and if it varied depending on what was being mined.

Ms. Janiszewski replied that this ordinance is specific to the removal of peat outside the Wekiva Study Area. She also remarked that the conditions of the CUP state that mining activity must commence within three years of the permit's date and that Pine Meadows Peat

Mine had complied with this condition. She noted that the Lake County Land Development Regulations (LDRs) do not specify time limits for mining, though other states may impose time limits.

Mr. King asked if any restrictions are placed on the allowed depth for mining, regardless of the mined material. He cited concerns about breaching the water table or other sensitive thresholds.

Ms. Janiszewski responded that there may be a depth limit within this ordinance, although the application was not reviewed for it. She commented that the application was only concerned with the number of trucks leaving the site daily.

Mr. Gonzalez indicated that all mining permits specify a maximum allowed depth.

Mr. King questioned, should the ordinance be revised to allow 25 trucks per day, how long the company would anticipate continuing mining operations.

Ms. Janiszewski replied that land development regulations and the associated ordinance do not provide this information; rather, the company's mining operating permit may note it. She said the applicant was present at the meeting.

Mr. Gonzalez suggested that questions about the length of operations be directed to the applicant.

Mr. Rick Hartenstein, Planning Project Manager for Wicks Engineering Services, replied that Reliable Peat Company intended to continue operations until there is no longer any peat left to mine, and the company initiates reclamation procedures for the site. He indicated that there was no formal time limit imposed on this endeavor.

Mr. Gonzalez asked if there was an anticipated timetable to complete mining.

Mr. Hartenstein replied that the company's timetable depends on several factors, specifically noting market conditions and demand.

Mr. Gonzalez verified that the company's owner was in the audience, and invited them to the microphone to further elaborate on the company's anticipated timetable.

Ms. Monique Reiner, owner of Peat Holding, LLC, stated that her company was currently anticipating approximately 13 years to complete mining under the current ordinance which allows 10 trucks per day. She then indicated that, should the daily truck limit be increased to 25, the schedule would be reduced to approximately six years.

Ms. Jones Smith requested an overview of how the mining operation works, specifically concerning how an increased number of trucks would benefit the company.

Ms. Reiner said that the company's product was weather-sensitive; for example, rainfall prevents movement of this material. She noted that a greater number of trucks would add productivity to days where hauling can be conducted and help make up days lost to weather. She also indicated that her company only operates Monday through Friday. She remarked that the company is limited to surface mining with an average depth of 10 feet. She reiterated that six years would be the anticipated length of time to complete operations with an increased number of trucks. She stated that the company feels restrained by the current limit of 10 trucks per day, and expressed a desire to finish mining, begin reclamation, and move off the site.

Mr. Kasey Kesselring asked the company's hours of operation.

Ms. Reiner responded that the company's hours are 7:30 a.m. to 4:30 p.m., Monday through Friday. She commented that the company's limited hours were the cause for this application.

Ms. Jones Smith referenced the 2014 question and answer fact sheet for the company regarding the number of employees and inquired if increasing to 25 trucks per day would impact the company's number of employees.

Ms. Reiner confirmed that 25 trucks per day would increase the number of employees from three to five.

Mr. Forrest Banks, an adjacent neighbor to the mine, expressed concerns that 13 years of 25 trucks daily would be detrimental to the market value of his property and would not follow the information provided by the company when the ordinance was first created. He expressed a desire to limit the time limit to four years of 25 daily trucks.

Mr. Gonzalez indicated that based on previous testimony, the company's timetable would be shortened to six years if the daily truck increase was granted.

Mr. Banks responded that he would not object if the six year time limit was included in the final ordinance. He expressed that if mining was not complete at the end of that time limit, the company should have to return to the previous limit of ten trucks per day.

Mr. Gonzalez stated that Mr. Banks' concern would be taken under consideration.

Ms. Jones Smith inquired if Mr. Banks had any other concerns about the mining operation.

Mr. Banks stated that the mining operation was not a significant concern at the moment, though he did not know if future concerns would arise after five or six years.

Mr. Hartenstein responded that setting a time limit on the operation would set a precedent when no previous peat mine approved by the county had been given a time limit. He explained that the market dictates operations; for example, market problems could

temporarily halt operations while the enforced time continues to run. He mentioned that a time limit would also place restrictions on the operators of the mine.

Mr. Matthew Moats, Assistant County Attorney, added that state permits would need to be reviewed before this recommendation would proceed to the Board of County Commissioners, as the county might be preempted in imposing a time limit.

MOTION by Laura Jones Smith, SECONDED by Kathryn McKeeby to APPROVE Tab 1, rezoning case MCUP-17-04-5 Pine Meadows MCUP Amendment.

FOR: Gonzalez, King, Jones Smith, McKeeby, and Myers

AGAINST: Kasey Kesselring

MOTION CARRIED: 5-1

Tab 3 OPEN SPACE DEFINITION

Ms. Janiszewski presented CP-18-01, which is a staff initiated Comprehensive Plan amendment to establish policy 1-1.2.11 entitled Open Space to provide a revised definition of Open Space to allow 20% of the Open Space to be utilized for Wellness Space, which is defined in the policy, and includes land utilized for active and passive recreation for the community and areas open to the public.

Mr. Gonzalez asked if swimming pools and lakes would be part of the open space.

Ms. Janiszewski responded regarding pools, the count is up to 20% and is limited to 10% impervious surface ratio and only if opened to the public. She noted that lakes were not part of the open space. She said the open space area is based off of the net acreage, which does not include open bodies of water or wetland areas.

Mr. Gonzalez asked if it was required for wetlands to be preserved for conservation.

Ms. Janiszewski replied yes, that wetlands were preserved for conservation.

Mr. Gonzalez asked for confirmation that land must be set aside for conservation easements; however, cannot be counted towards open space.

Ms. Janiszewski confirmed that was correct and that the current open space definition specifically excluded water bodies and wetlands.

Mr. Gonzalez asked if the new policy would create a need for more open space or if the 20% is part of the requirement.

Ms. Janiszewski replied that as it was currently written the open space definition does not allow active recreation, which was the main component when looking to revise the definition to allow at least 20% of the open space to be credited to active recreation.

Mr. Gonzalez said he understood that to be the intent; however, he mentioned that on page 4, section A, the second to last sentence said it was in addition to the area required for open space.

Ms. Janiszewski responded that it was possible it was supposed to say "Green Space" because the policy would break it into Wellness Space and Green Space. She clarified the Green Space is essentially what is already required as Open Space definition.

Mr. Gonzalez stated it appeared that the change was asking for more Open Space.

Ms. Janiszewski said it was not revising the Open Space established in the Future Land Use (FLU) regulations.

Mr. Gonzalez commented that it appeared the change was to make Open Space more flexible to include active recreation for at least 20% of the Open Space requirement; however, this language made it seem it would be in addition.

Ms. Janiszewski stated that in some of the policies, for example traditional neighborhood development, once a certain level of structure is reached, an acre of active recreation is required for the PUD. She said this would have been in addition to the Open Space but with this change, 20% of that active recreation could be credited to the Open Space.

Mr. Gonzalez asked for the language to be reviewed to make sure it was aligned and not contradictory.

Ms. Janiszewski said she would look to see if the language needed to be amended.

MOTION by Kasey Kesserling, SECONDED by Laura Jones Smith to APPROVE Tab 3, CP-18-01 Open Space Definition, with the suggestion to review the language.

FOR: Gonzalez, King, Jones Smith, McKeeby, Myers and Kesselring

AGAINST: 0

MOTION CARRIED: 6-0

Tab 4 ORDINANCE 2018-XX LDR AMENDMENT, RESIDENTIAL BOAT STORAGE

Ms. Janiszewski stated this ordinance was revising the parking requirements on residential lots for boats and recreational vehicles to limit the number that can be parked on a lot based on the property size.

Mr. Gonzalez had concerns with the language on page two, section B.1. regarding trailers and restrictions on parking. He asked if it was going to be enforced in the city neighborhoods.

Ms. Janiszewski said that was currently in the Land Development Regulations (LDRs) and was not implemented in city jurisdictions but only in unincorporated Lake County. She noted that section B was already in the County code and that the revisions to the LDR were in section J.

Ms. Jones Smith remarked that this does not apply to municipalities who have their own rules and regulations and was a code enforcement issue.

Mr. King asked to clarify if the restrictions on parking meant that trailers could not be temporarily parked for up to an hour.

Mr. Kesselring replied that a trailer could be parked temporarily; however, the ordinance was limiting the number of boats and trailers that could be parked based on the size lot.

Ms. Janiszewski responded that it was the sheriff's office and code enforcement who would be responsible for enforcing.

Mr. Gonzalez asked if boats could be parked in private driveways.

Ms. Janiszewski replied there were no restrictions on parking boats in driveways.

Mr. Gonzalez referenced section J confirming that inoperable boats could not be stored in the driveway but must be stored in an enclosed structure.

Ms. Janiszewski confirmed that was correct.

Ms. Jones Smith clarified that this revision is to address storage of items in yards that are not necessarily boats but other items that might make a neighborhood look cluttered.

MOTION by Laura Jones Smith, SECONDED by Kathryn McKeeby to APPROVE Tab 4, Ordinance 2018-XX, LDR Amendment, Residential Boat Storage.

FOR: Gonzalez, King, Jones Smith, McKeeby, Myers, and Kesselring

AGAINST: None

MOTION CARRIED: 6-0

OTHER BUSINESS


Mr. Greene commented that citizens in the audience wanted clarification on Tab 2's approval.

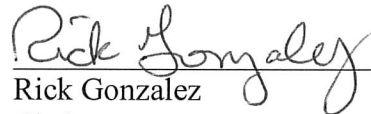
Mr. Gonzalez stated Tab 2 was in the Consent Agenda and was approved as proposed.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:27 a.m.

Respectfully submitted,


Kathleen Bregel
Administrative Specialist, Board


Rick Gonzalez
Chairman

Affidavit of Publication

DAILY COMMERCIAL

Leesburg, Lake County Florida
STATE OF FLORIDA, COUNTY OF LAKE

Before the undersigned authority personally appeared

Linda Rostomily

Linda Rostomily

who on oath says that she is an authorized employee of the Daily Commercial, a daily newspaper published at Leesburg, in Lake County, Florida; that the attached copy of advertisement, being a notice in the matter of

PUBLIC HEARING

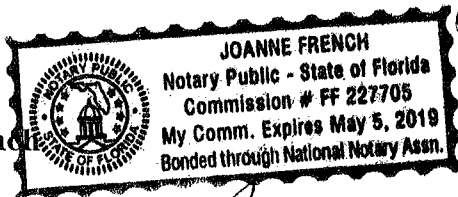
was published in said newspaper in the issues of:

JAN 24, 2018

Affiant further says that the said Daily Commercial is published at Leesburg, in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida, daily, and has been entered as second class mail matter at the post office in Leesburg, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 24 day of Jan A.D., 2018.

Joanne French
Notary Public



Joanne French
(Print, Type or Stamp Name of Notary Public)

AD#

10072609

NOTICE OF PUBLIC HEARING

The Lake County Planning & Zoning Board will hold a 9:00 a.m., public hearing on Wednesday, February 7, 2018, in the County Commission Chambers, County Administration Building, 315 West Main Street, Tavares, FL, to consider the following petitions. Recommendations of the Lake County Planning & Zoning Board regarding these petitions will be transmitted to the Lake County Board of County Commissioners at a 9:00 a.m. public hearing, or soon thereafter, on Tuesday, February 27, 2018, in the County Commission Chambers, County Administration Building, 315 West Main Street, Tavares, FL.

All interested citizens are welcome to attend the public hearing and review the petitions in the Planning Division, County Administration Building, Room 510, 315 West Main Street, Tavares, FL. Persons with disabilities needing assistance to participate in any of these proceedings should contact 352-343-9760, 48 hours in advance of the scheduled meeting.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if a person decides to appeal any decision made by Board, they will need a record of the proceedings and they may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based. One or more County Commissioners and one or more members of different committees/boards may attend and may participate in discussions on any of the committee/board meetings noticed. All oral and written communications between Planning & Zoning Board members and the public concerning a case are prohibited by Florida Law unless made at the public hearing on the case.

AN ORDINANCE BY THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

PUBLIC HEARING NO.: MCUP 17-04-5, Pine Meadows MCUP Amendment
REQUESTED ACTION: Amend Mining Conditional Use Permit (MCUP) to increase the number of trucks leaving the site each day from ten (10) trucks to twenty-five (25) by amending Ordinance 2014-65.
GENERAL LOCATION: Umatilla area, Southwest of CR450A and CR 44A Intersection

AND
PUBLIC HEARING NO.: RZ-17-28-1, Swiss Fairways PUD Amendment
REQUESTED ACTION: Amend Ordinance 2012-56 to add golf pro shop/sales office and water ski school associated uses, including student dormitory use inadvertently omitted from previous amendments.
GENERAL LOCATION: Groveland area, East, west and south of Montevista Rd. and west of East Redwing Rd.

AND
PUBLIC HEARING NO.: RZ-17-27-4, Cross Tie Ranch PUD Amendment
REQUESTED ACTION: Rezone 455 acres from Planned Unit Development (PUD) to Agriculture (A).
GENERAL LOCATION: Eustis area, northwest of CR 44/West Huff Rd. Intersection

OFFICE OF PLANNING & ZONING
315 WEST MAIN STREET
TAVARES, FL 32778
(352) 343-9641

Ad No: 10072609
January 24, 2018

Affidavit of Publication

DAILY COMMERCIAL

Leesburg, Lake County Florida
STATE OF FLORIDA, COUNTY OF LAKE

Before the undersigned authority personally appeared

Linda Rostomly



who on oath says that she is an authorized employee of the Daily Commercial, a daily newspaper published at Leesburg, in Lake County, Florida; that the attached copy of advertisement, being a notice in the matter of

Ord 2018-XX CP-17-010

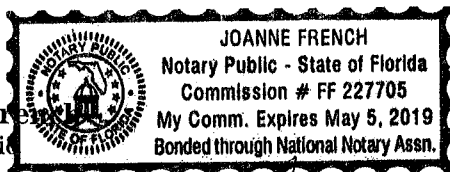
was published in said newspaper in the issues of:

Jan 27, 2018

Affiant further says that the said Daily Commercial is published at Leesburg, in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida, daily, and has been entered as second class mail matter at the post office in Leesburg, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 29 day of Jan A.D., 2018.

Joanne French
Notary Public



(Print, Type or Stamp Name of Notary Public)

AD#

D038584

D. Bohrer

NOTICE OF PUBLIC HEARING ON COMPREHENSIVE PLAN MAP AMENDMENT

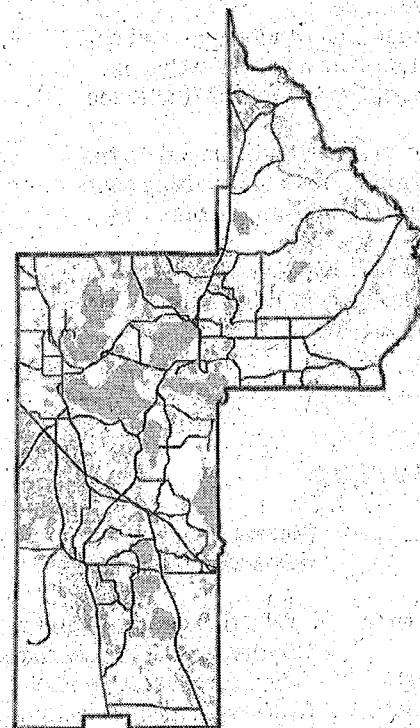
The Board of County Commissioners of Lake County, Florida, proposes to transmit the following ordinance to the Florida Department of Economic Opportunity, Division of Community Planning and Development:

ORDINANCE 2018-XX

CP-17-010

Open Space Definition

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; ESTABLISHING POLICY I-1.2.11 ENTITLED 'OPEN SPACE;' AMENDING THE DEFINITION OF OPEN SPACE; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



Public hearings on the ordinance will be held on **February 7, 2018** before the Planning & Zoning Board, on **February 27, 2018** before the Board of County Commissioners for transmittal to the Florida Department of Economic Opportunity, Division of Community Planning and Development, at 9:00 a.m., or as soon thereafter, in the County Commission Chambers, 2nd Floor, Round Administration Building, 315 West Main Street, Tavares, Florida.

The proposed ordinance amending the 2030 Comprehensive Plan and its staff report for the proposed amendments shall be available for review at the Office of Planning and Zoning, 315 West Main Street, Tavares, Florida, 8:00 a.m. to 5:00 p.m., Monday to Friday, excluding holidays.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if any person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at this public hearing, he or she will need a record of the proceedings, and is advised that, for such purposes, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Department of Facilities Development and Management at (352) 343-9760 at least 48 hours in advance of the public hearing.

Lake County Board of County Commissioners
Office of Planning & Zoning
352-343-9641

D038584 - January 27, 2018

Affidavit of Publication DAILY COMMERCIAL

Serving Lake and Sumter Counties

located in Leesburg, Lake County Florida
STATE OF FLORIDA, COUNTY OF LAKE

Before the undersigned authority personally appeared

Linda Rostomily



who on oath says that she is an authorized employee of the
Daily Commercial, a daily newspaper published at Leesburg,
in Lake and Sumter Counties, Florida; that the attached copy
of advertisement, being a notice in the matter of

ISR BCC

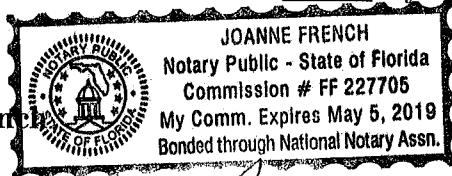
was published in said newspaper in the Lake and Sumter
county issues of:

FEB 16, 2018

Affiant further says that the said Daily Commercial is pub-
lished at Leesburg, in said Lake and Sumter Counties, Florida,
and that the said newspaper has heretofore been continuously
published in said Lake and Sumter Counties, Florida, daily,
and has been entered as second class mail matter at the post
office in Leesburg, in said Lake and Sumter Counties, Florida,
for a period of one year next preceding the first publication of
the attached copy of advertisement; and affiant further says
that he has neither paid nor promised any person, firm or
corporation any discount, rebate, commission or refund for
the purpose of securing this advertisement for publication in
the said newspaper.

Sworn to and subscribed before me this 16 day of FEB
A.D., 2018.

Joanne French
Notary Public



(Print, Type or Stamp Name of Notary Public)

AD#

D038314

NOTICE OF PUBLIC HEARING ON COMPREHENSIVE PLAN MAP AMENDMENT

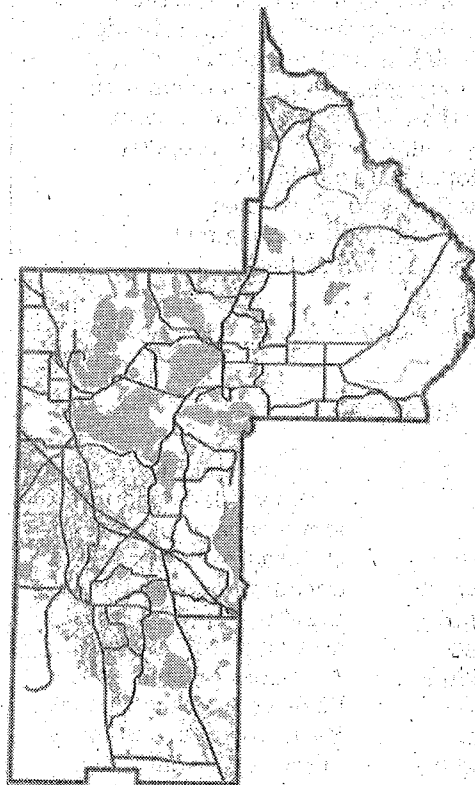
The Board of County Commissioners of Lake County, Florida, proposes to adopt and transmit the following ordinance
to the Florida Department of Economic Opportunity, Division of Community Planning and Development:

ORDINANCE 2018-XX

CP-17-09

Existing Residential Uses and Impervious Surface Ratio Exemption

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING
THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING TABLE FLUE 2 ENTITLED 'FUTURE LAND USE
CATEGORIES TABLE;' AMENDING POLICY I-1.3.6 ENTITLED 'REGIONAL OFFICE FUTURE LAND USE CATEGORY;' AMENDING
POLICY I-1.3.7 ENTITLED 'REGIONAL COMMERCIAL FUTURE LAND USE CATEGORY;' AMENDING
POLICY I-1.5.1 ENTITLED 'CONSERVATION FUTURE LAND USE CATEGORY;' AMENDING AND RETITLING
POLICY I-7.1.4 ENTITLED 'LOTS AND SUBDIVISIONS NONCONFORMING TO OPEN SPACE AND CLUSTERING;' AMENDING
PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



Public hearing on the ordinance will be held on February 27, 2018 before the Board of County Commissioners for
Adoption and subsequent transmittal to the Florida Department of Economic Opportunity, Division of Community
Planning and Development at 9:00 a.m., or as soon thereafter, in the County Commission Chambers, 2nd Floor,
Round Administration Building, 315 West Main Street, Tavares, Florida.

The proposed ordinance amending the 2030 Comprehensive Plan and its staff report for the proposed amendment
shall be available for review at the Office of Planning and Zoning, Suite 510, 315 West Main Street, Tavares, Florida,
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which the appeal is to be based.

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Lake County Board of County Commissioners
Office of Planning & Zoning
352-343-9641

D038314 - February 16, 2018

Affidavit of Publication

DAILY COMMERCIAL

Leesburg, Lake County Florida
STATE OF FLORIDA, COUNTY OF LAKE

Before the undersigned authority personally appeared

Linda Rostomily

Linda Rostomily

who on oath says that she is an authorized employee of the Daily Commercial, a daily newspaper published at Leesburg, in Lake County, Florida; that the attached copy of advertisement, being a notice in the matter of

Public Hearing

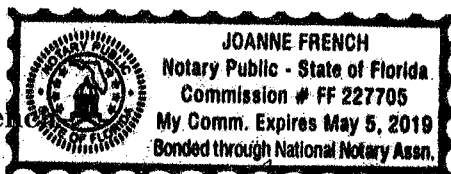
was published in said newspaper in the issues of:

Jan 27, 2018

Affiant further says that the said Daily Commercial is published at Leesburg, in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida, daily, and has been entered as second class mail matter at the post office in Leesburg, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 29 day of Jan A.D., 2018.

Joanne French
Notary Public



Joanne French
(Print, Type or Stamp Name of Notary Public)

AD#

10072697

NOTICE OF PUBLIC HEARING

The Lake County Planning & Zoning Board will hold a 9:00 a.m., or soon thereafter, public hearing on Wednesday, February 7, 2018 in the County Commission Chambers, County Administration Building, 315 West Main Street, Tavares, FL, to consider the following ordinance which proposes to amend portions of the Land Development Regulations (LDRs).

All interested citizens are welcome to attend the public hearing and review the ordinance in the Planning & Zoning Division, County Administration Building, Room 510, 315 West Main Street, Tavares, FL. Persons with disabilities needing assistance to participate in any of these proceedings should contact 352-343-9760, 48 hours in advance of the scheduled meeting.

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ORDINANCE 2018-

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING LAKE COUNTY CODE, APPENDIX E, "LAND DEVELOPMENT REGULATIONS" SECTION 3.06.03, ENTITLED "PERMITTED PARKING," PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING AN EFFECTIVE DATE.

LAKE COUNTY OFFICE OF
PLANNING & ZONING

315 WEST MAIN STREET
TAVARES, FL 32778
(352) 343-9641

Ad No: 10072697
January 27, 2018